



The Town of Niagara-On-The-Lake

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Road
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Virgil, Ontario
L0S 1T0

Report: MHC-21-008 **Committee Date: March 09, 2021**

Report To: Municipal Heritage Committee
Subject: 95 Johnson Street, Post House
Heritage Permit Application
Alterations to 1999 Solarium Addition

1. RECOMMENDATION

It is respectfully recommended that:

1.1 The Heritage Permit Application to alter the 1999 solarium addition at 95 Johnson Street be approved, to the satisfaction of the Director of Community and Development Services and subject to the following conditions:

1.1.1 The alterations be undertaken substantially in accordance with the proposed elevation drawings provided by Edwards Designs, and dated February 22, 2021, attached as **Appendix A**; and

1.1.2 The applicant consider the use of glass panes similar in size to the existing window panes on the 1835 structure.

2. PURPOSE / PROPOSAL

The purpose of this report is to provide a recommendation to Council regarding a Heritage Permit Application (attached as **Appendix A**) for the following alterations on the 1995 solarium addition (the "solarium") at 95 Johnson Street:

1. Remove existing sliding doors and swing doors on rear elevation and replace with two new doors with arched transoms and sidelites
2. Remove existing light fixtures and speakers
3. Remove existing skylights
4. Repair and replace flat roof, fascia, flashing and eavestroughs

In support of the Heritage Permit Application, the property owner/applicant has provided a photo and renderings of the existing and proposed solarium elevation.

3. BACKGROUND

3.1 Site Description

The subject property, municipally addressed as 95 Johnson Street and known as the Post House, is located on the northeast corner Johnson Street and Victoria Street.

The original brick section of the dwelling was constructed in 1835 by James Blain, master mason. Mr. Blain was the contractor for St. Andrew's Church and was engaged in many other building projects in the Town. He lived in the house and conducted a brick supply business from the yard. Later the house was used as a Post Office. The outline of the former door to the post office can be seen on the southwest corner of the building.

The dwelling's simple façade is enriched by a fine entrance with semi-circular fanlight. Cut stone details include the keystone with the date of 1835, impost blocks and a stone stoop below the panelled door. Cut stone was also used for the window sills and the base course. Large windows are symmetrically arranged and tall brick chimneys rise above a low hipped roof.

The building has undergone substantial alterations including a 1985 clapboard addition to the east side of the original structure and the 1999 solarium addition at the rear.

3.2 Previous Applications

The applicant has recently obtained a Council approved Heritage Permit to remove a pool in the rear yard. A separate Heritage Permit was approved by the Director of Community and Development Services through Town By-law 4126-07, to paint all exterior windows, including trim, sash and muntins in black, and to paint the 1985 clapboard addition dark green.

4. DISCUSSION / ANALYSIS

4.1 Ontario Heritage Act, R.S.O. 1990, c. O.18

The subject property is located within the residential area of the Queen-Picton Heritage Conservation District (the "District"), designated under Part V of the *Ontario Heritage Act* (the "OHA"). Section 42 of the OHA states:

Erection, demolition, etc.

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).*

The alterations to the rear elevation require a heritage permit.

4.2 Queen-Picton Heritage Conservation District Plan, 1986

The subject property contains a category 'A' building, being the most significant building type in the District. Section 5A.3 of the Queen-Picton Heritage Conservation District Plan (the "District Plan") provides the following description and relevant policies for category 'A' buildings in the Queen-Picton residential area:

The historic and/or architectural qualities of the 'A' building stock in the Queen-Picton residential district are considered a valuable and integral part of the heritage conservation district. Indeed this building stock is the foundation of the district plan, and is of value in its own right and as it contributes to the streetscape composition as a whole. The intent is to conserve the 'A' building stock in its original form with a minimum of further changes, but in accordance with the following criteria:

Doors - Original historic doors shall be conserved. When renewed they shall duplicate the original. When new, they shall be complementary to the original style of the residence.

Materials - original building fabric should be conserved. Where renewed, materials appropriate and typical of the heritage district shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastic.

The existing solarium is a modern stucco structure with flat roof and skylights. The proposed arched doors relate to the Neo-Classical style of the dwelling and the existing semi-circular fanlight utilized on the front door (see **Figure 1**). The use of the arched doors as opposed to the existing French doors give the solarium a more graceful vertical appearance. Staff support the installation of the proposed arched doors, but recommend that the applicant consider the use of panes of glass similar in size to those on the existing 1835 dwelling.



Figure 1 - Subject property showing front entrance with semi-circular fanlight

The applicant has indicated that the windows, doors and skylights are showing signs of water infiltration and general deterioration. The proposed repairs to the flat roof, fascia, flashing and eavestroughs, and the removal of the skylights will better protect the solarium and the original structure from weathering. The existing and proposed materials for the doors is aluminum, Staff support the proposed use of modern materials, which are existing and not visible from the street.

The proposed alterations will not negatively impact the District or the streetscape and are therefore recommended for approval.

5. STRATEGIC PLAN

Not applicable.

6. OPTIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

There is no fee for a Heritage Permit Application and any Staff review and administrative costs are borne by the Town.

8. COMMUNICATIONS

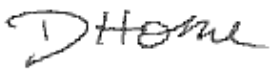
Once Council has made a decision on the Application, notice of the decision will be

given as required in the OHA. The decision of Council is subject to a 30-day appeal period following notice of Council's decision. If no appeals are received during the appeal period, the decision of Council is final.

9. CONCLUSION

The Heritage Permit Application to alter the 1999 solarium addition at 95 Johnson Street is recommended for approval, subject to the recommended conditions, as the proposed alterations appear to meet the policies of the District Plan and no negative impacts are anticipated to the District.

Respectfully submitted,



**Denise Horne, MA, Diploma Heritage Conservation
Planner II**



**Mark Iamarino, MCIP, RPP
Senior Planner**

ATTACHMENTS



Appendix A - Application.pdf



HERITAGE PERMIT APPLICATION FORM

Under the *Ontario Heritage Act, R.S.O. 1990, c. O.18 (as amended)*

1. PROPERTY OWNER INFORMATION		
PROPERTY OWNER NAME Mr. Blair McArther		
PROPERTY OWNER MAILING ADDRESS 210 John Street, East, Niagara-on-the-Lake, Ontario L0S 1J0		
STREET NUMBER 210	STREET NAME John Street, East	PO BOX
CITY	PROVINCE	POSTAL CODE
PHONE NUMBER 905-475-6600	ALTERNATE PHONE NUMBER 416-844-3813	
EMAIL ADDRESS *** blair.mcarthur@whiteowllimited.ca		
IS THE APPLICANT ALSO THE OWNER OF THE PROPERTY? <input type="checkbox"/> YES (IF YES PROCEED TO SECTION 3) <input checked="" type="checkbox"/> NO		
2. APPLICANT INFORMATION (IF AN AGENT HAS BEEN AUTHORIZED)		
APPLICANT NAME Mark Edwards		
APPLICANT MAILING ADDRESS 586 Victoria Street, S51Niagara-on-the-Lake, Ontario L0S 1J0		
STREET NUMBER 586	STREET NAME Victoria	PO BOX
CITY	PROVINCE	POSTAL CODE
PHONE NUMBER 905-468-4516	ALTERNATE PHONE NUMBER 905-933-4516	
EMAIL ADDRESS *** mark@edwardsdesigns.com		

*** By providing an e-mail address you agree to receive communications and notices from the Town and the Municipal Heritage Committee by email

Appendix A

3. SUBJECT PROPERTY(IES) INFORMATION	
MUNICIPAL ADDRESS 95 Johnson Street, Niagara-on-the-Lake	
LEGAL DESCRIPTION PIN 46399-(LT) PT LT 101 TP PL 86 Niagara AS IN RO484501, Niagara-on-the-Lake	ROLL NUMBER
ONTARIO HERITAGE ACT DESIGNATION: <input type="checkbox"/> PART IV <input checked="" type="checkbox"/> PART V	
IS THE PROPERTY IN THE TOWN'S IDENTIFIED AREA OF ARCHAEOLOGICAL POTENTIAL? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
4. PROPOSED ALTERATIONS	
(a) Specify, in detail, all proposed alterations to the property and structures on the property. Attach additional pages as necessary: Remove three existing rearyard elevation sliding doors and two existing swing doors. Replace them with two new single doors with Arched transoms & sidelites. Remove existing Light fixtures. Remove five existing Skylights, repair/replace existing flat roof/fascia and flashings and troughs.	
(b) Explain the reasons for the proposed alteration: The existing window/door systems have water infiltration damage to their headers and frames and the thermal glazing is losing it's thermal R-value seals capability and would need replacing as do the Skylites for similar reasons. We also have a new interior design layout that was designed with less exterior doors facing the rearyard Pool area.	
(c) Explain how the proposal enhances the cultural heritage attributes of the property and/or meets the policies of the Heritage Conservation District Plan: The new proposal allows more interior enhancements to the building and more privacy for the rearyard pool area.	
(d) Are any alterations proposed to trees or landscaping? If so, please explain. None	

Appendix A

HERITAGE ATTRIBUTE(S) TO BE IMPACTED	EXISTING MATERIAL	PROPOSED MATERIALS & COLOURS
Exterior treatment	Stucco	To match existing
Roof	Membrane 'Torch down' Flat roof system (Black)	To match existing
Trim	Stucco clad foam trims	To match existing
Doors	Exterior Aluminum thermal pane	New Aluminum clad wood thermal pane
Windows	None	New Aluminum clad sidelites as part of the new exterior door systems
Porch/Verandah	Concrete	To remain
Fencing	Wood	To remain
Landscaping	Pool, paver apron, gardens	To remain
Interior features	Existing walls, ceiling and flooring systems are all water damaged, with mould and rot.	All be removed, rebuilt, insulated, vapour barriered to code and new drywall.
Other	Interior and Exterior Painting, plumbing, steps etc. all need repairs. Existing Lighting	Repair and replace all deteriorated or damaged items as required to make the Building safe and brought up to current Building Code standards. Existing Lighting to be removed

Appendix A

5. OTHER APPLICATIONS / PERMITS THAT MAY BE REQUIRED:

- BUILDING PERMIT
- TREE REMOVAL PERMIT
- OTHER: _____
- PLANNING APPLICATION(S)
- SIGN PERMIT

6. INFORMATION & PLANS REQUIRED FOR A COMPLETE HERITAGE PERMIT APPLICATION

Information/Plans typically required with a Heritage Permit Application are identified by Staff through the Pre-Consultation process. Please check off all required information as identified by Staff through Pre-consultation:

- Heritage Pre-Consultation Form
- Site Plan (including buildings and structures on site and setbacks to property lines)
- Building Elevations (including height of all existing and proposed structures)
- Recent photos of all building elevations (taken within 2 months of application submission)
- Proposed materials / paint colours / specifications for materials
- Floor Plans
- Cultural Heritage Evaluation Report / Heritage Impact Assessment
- Conservation Plan / Temporary Protection Plan
- Arborist Report / Tree Inventory
- Landscape Plans
- Other: _____
- Other: _____

7. OWNER DECLARATION AND AUTHORIZATION

I hereby certify that I am the property owner or their authorized agent and that the above information is true to the best of my knowledge.

I have reviewed the submission requirements and understand that incomplete applications may not be accepted.

I acknowledge that any change to the approved drawings, however small, may require an amendment to the permit and may require resubmission for approval. Failure to reveal these changes to Heritage Planning Staff may result in work stoppage and charges and/or fines under the *Ontario Heritage Act*.

I/We the Owner(s) of the subject property, and the applicant(s) of this subject application, by signing this application agree to allow either Town Staff and/or a Committee Member of the Niagara-on-the-Lake Municipal Heritage Committee the right to enter onto my property, as necessary, to view & photograph the property for the proposal. Failure to allow access onto the property may result in the application being considered incomplete.

Appendix A

The applicant acknowledges that the Municipality considers the application forms and all supporting materials including studies, drawings and photos, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the Municipality and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.

OWNER NAME (PRINT): SCOTSMAN HOTEL INC.

OWNER SIGNATURE: 

DATE: FEBRUARY 19, 2021

EMAIL ADDRESS***:
blair.mcarthur@whiteowllimited.ca

*** By providing an e-mail address you agree to receive communications and notices from the Town and the Municipal Heritage Committee by email

OFFICE USE

DATE OF NOTICE OF RECEIPT AS REQUIRED UNDER THE OHA:

Appendix A



